143.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,300 /	744,300
					USE VALUE:	744,300 /	744,300
					ASSESSED:	744,300 /	744,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN GERALD F	
Owner 2:	DENATALE MARY ELLEN	
Owner 3:		
Street 1:	28 COOLIDGE ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1692 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	285,000	3,300	456,000	744,300
Total Card	0.115	285,000	3,300	456,000	744,300
Total Parcel	0.115	285,000	3,300	456,000	744,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.89 | /Parcel: 439.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92679

GIS Ref

GIS Ref

Insp Date 04/24/18

!11097!

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	285,000	3300	5,000.	456,000	744,300		Year end	12/23/2021
2021	101	FV	276,300	3300	5,000.	456,000	735,600		Year End Roll	12/10/2020
2020	101	FV	276,400	3300	5,000.	456,000	735,700	735,700	Year End Roll	12/18/2019
2019	101	FV	221,100	3300	5,000.	427,500	651,900	651,900	Year End Roll	1/3/2019
2018	101	FV	219,600	3300	5,000.	353,400	576,300	576,300	Year End Roll	12/20/2017
2017	101	FV	219,600	3300	5,000.	324,900	547,800	547,800	Year End Roll	1/3/2017
2016	101	FV	219,600	3300	5,000.	296,400	519,300	519,300	Year End	1/4/2016
2015	101	FV	207,000	3300	5,000.	290,700	501,000	501,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:54:10

LAST REV

Date	Time
01/06/20	12:02:02
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11097

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BANCROFT TIMOTH	25790-104		11/2/1995		250,000	No	No	Y	

USER DEFINED

Prior Id # 1:	92679
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	BS	Barbara S
11/24/2008	Meas/Inspect	336	PATRIOT
11/15/1999	Meas/Inspect	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27056730
Const Adj.:	0.98000199
Adj $ / SQ:	168.096
Other Features:	66500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413063
Depreciation:	128049
Depreciated Total:	285013

COMMENTS

TOILET & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1	HB						

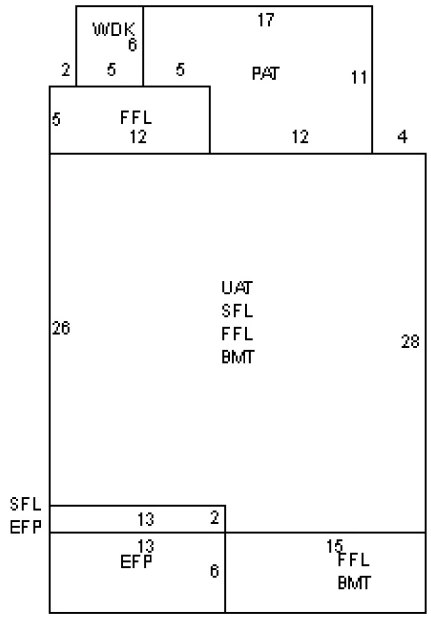
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.10
Special Features:	0	Val/Su Net:	94.18
Final Total:	285000	Val/Su SzAd	168.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	168.100	152,632
BMT	Basement	848	50.430	42,764
SFL	Second Floor	784	168.100	131,788
UAT	Upper Attic	190	67.240	12,742
PAT	Patio	162	4.470	725
EFP	Enclos Porch	104	52.330	5,443
WDK	Deck	30	15.680	470
	Net Sketched Area:	3,026	Total:	346,564
Size Ad	1692	Gross Area	3594	FinArea 1692

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11 X 18	A	AV	1950	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300

IMAGE

AssessPro Patriot Properties, Inc